
City of Syracuse
Industrial Development Agency
201 East Washington Street, 7th Floor
Syracuse, NY 13202
Tel (315) 473-3275

Minutes
Board of Directors Meeting
Tuesday February 20, 2018

Board Members Present: Michael Frame, Kenneth Kinsey, Ricky T. Brown.

Board Members Excused: Kathleen Murphy, Steven Thompson

Staff Present: Honora Spillane, Susan Katzoff, Esq., Meghan Ryan, Esq., Judith DeLaney, John Vavonese,

Others Present: Seth Mulligan, Rod Mayette, Mitch Latimer, Mel Menon, Jim Mason, Lauryn LaBorde, Aggie Lane, Charles McChesney, Peter King.

I. Public Hearing

Ascension Gaming Network, Inc

Mr. Frame opened the Public Hearing at 8:30 a.m. and asked Ms. Spillane to read verbatim the Notice of Public Hearing on the Project. A copy of the Notice is attached and included in the minutes.

After Ms. Spillane read the notice to those in attendance, she asked if anyone in attendance wished to speak in favor of the Project.

Seth Mulligan who identified himself as the operations manager of the Company spoke in favor. Mr. Mulligan said his company was a world class organization which with the proposed consolidation and expansion to the new space anticipated strong job growth. He asked if any of the Board members had any questions on the Project. Mr. Brown asked about progress with MWBE hiring relative to a grant the Company was receiving from Empire State Development Corp. Mr. Mulligan responded the Company was in the process of reaching out to vendors to meet the terms of the grant.

Ms. Spillane then asked an additional two times if anyone else in attendance wished to speak in favor of the Project. No one else spoke.

She then asked if anyone in attendance wished to speak in opposition to the Project. No one spoke. She asked an additional two times if anyone else in attendance wished to speak in favor of the Project. No one spoke in opposition.

Mr. Frame closed the Public Hearing at 8:37 a.m.

II. Call Meeting to Order

Mr. Frame called the meeting to order at 8:37 a.m.

III. Roll Call

Mr. Frame acknowledged all Board members were present with the exception of Ms. Murphy and Mr. Thompson who were excused.

IV. Proof of Notice

Mr. Frame noted notice of the meeting had been timely and properly provided.

V. Minutes

Mr. Frame asked for a motion to approve the minutes from the January 16, 2018 Board of Directors meeting. Mr. Kinsey made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED THE MINUTES FROM THE JANUARY 16, 2018 BOARD OF DIRECTORS MEETING.**

VI. New Business

Ascension Gaming Network Inc.

Ms. Katzoff requested the Board members approve a potential conflict of interest waiver relative to the Company. She said a member of her law firm represented the Company on a matter unrelated to the SIDA Project and the Company already had executed a waiver concerning the conflict.

There being no discussion Mr. Frame asked for a motion. Mr. Kinsey made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION AUTHORIZING A WAIVER OF A POTENTIAL CONFLICT OF INTEREST RELATIVE TO THE COMPANY.**

Ascension Gaming Network, Inc.

Ms. Katzoff noting a Public Hearing had just concluded on the Project asked the Board members to consider resolutions approving the Project for Agency benefits.

She said there would be no separate SEQRA resolution as upon examination the Project constitutes a "Type Two" action requiring no further review.

She then offered an Inducement resolution for the Board's approval advising it outlined the obligations of the parties involved and authorized benefits in the form of a sales tax exemption valued at \$104,000.00 and an exemption from mortgage tax.

There being no discussion Mr. Frame asked for a motion to approve the resolution. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING THE UNDERTAKING, ACQUISITION, RENOVATION, EQUIPPING AND COMPLETION OF A COMMERCIAL FACILITY; APPOINTING THE COMPANY AS AGENT OF THE AGENCY FOR THE PURPOSE OF THE ACQUISITION, RENOVATION, EQUIPPING AND COMPLETION OF THE PROJECT; AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT BETWEEN THE AGENCY AND THE COMPANY.**

Ms. Katzoff then asked the Board to approve a final resolution for the Project saying the resolution authorizes execution of documents relative to the transaction. There being no discussion Mr. Frame asked for a motion to

approve the resolution. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS BY THE AGENCY IN CONNECTION WITH A COMMERCIAL PROJECT UNDERTAKEN AT THE REQUEST OF THE COMPANY.**

Steri-Pharma LLC

Ms. Katzoff advised the Board members they were being asked to extend the term of an infrastructure agreement entered into between the Agency and the Company for an additional 30 days until March 31, 2018. She noted the Agency previously approved the undertaking of a Project for the expansion of the Company's West Street pharmaceutical facility. She said the infrastructure agreement (to expire on February 28th) entailed emergency repair work by the Company to a failing retaining wall on two adjacent parcels of land, one owned by the Company, and one seized for back taxes by the City of Syracuse to be sold to the Company, and also public Right of Way. She said the Company agreed to undertake the work and in return the Agency agreed to pay the cost of the work on the City's parcel and right of way up the amount of the Agency's administrative fee for the Project. She said the work was complete but the extension would give the parties time to close.

After a brief discussion, Mr. Frame asked for a motion to approve the resolution. Mr. Brown made the motion, Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION APPROVING THE EXTENSION OF AN INFRASTRUCTURE AGREEMENT WITH STERI-PHARMA, LLC UNTIL MARCH 31, 2018.**

Executive Director Signing Authority

Ms. Katzoff requested the Board of Directors approve a resolution authorizing the Executive Director to sign all lease transactional documents relative to Projects induced by the Agency. She noted the Director was not empowered to make changes to the documents as any changes would still be a matter for the Chairman, Vice Chairman and/or the Board to authorize.

There being no discussion Mr. Frame asked for a motion to approve the resolution. Mr. Kinsey made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AND DELIVER CERTAIN DOCUMENTS.**

Before adjourning the meeting Mr. Frame asked if anyone in attendance wished to address the Board members. Aggie Lane representing the Urban Jobs Task Force spoke. Ms. Lane urged the members to encourage owners of Projects induced by the Agency to hire city residents for job positions.

There being no further business to discuss Mr. Frame asked for a motion to adjourn the meeting. Mr. Kinsey made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN THE MEETING AT 8:55.**